

McMillan Sand Filtration Site

COMMUNITY REVITALIZATION GOALS

Provide Open Space

Preserve and Adaptively Reuse the Site Features

Be Creative

Mitigate Neighborhood Impacts

Make It Feasible

Be Responsive to Community Needs & Concerns

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COMMUNITY REVITALIZATION GOALS

Provide Open Space

- Develop publicly accessible recreation/open space on the Site.
- Provide for both active and passive recreation uses.
- Create imaginatively developed open space in critical locations that preserve significant existing views into the Site, particularly at the intersection of Michigan Avenue and North Capitol Street.
- Ensure that high standards are adhered to for open space maintenance, landscape design, accessibility, and security.
- Incorporate thoughtfully considered signage and lighting in the landscape design plan.

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COMMUNITY REVITALIZATION GOALS

Preserve and Adaptively Reuse the Site Features

- Restore key above ground elements of the Site in a way that is compatible with the original plan.
- Maintain the alleys or courtyards as a prominent connection to the McMillan Reservoir site.
- Use currently stable cells as a historic record of the Site.
- Revitalize the Site through adaptive reuse with a mix of uses.
- Retain, restore, and incorporate the historic McMillan Fountain as a part of the improved site design.
- In areas where the cell structure may be completely or partially removed, attempt to incorporate references to the removed elements.
- Understand the cultural significance of this Site and others that were part of the McMillan Plan so that proposed development is sensitive and respondent.
- Understand the historic landscape so that it can be accurately interpreted, preserved, and/or recreated as appropriate.

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Be Creative

- Think “outside the box” to make elements of the revitalized Site more of an amenity—“a jewel”—to residents and others.
- Seek new, historically sensitive and creative uses to occupy key elements of the Site.
- Consider incorporating a well-designed and appropriate monument, memorial, and/or museum into the Site.
- Explore the significance of technology as a tool for redevelopment and reuse of the Site.

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Mitigate Neighborhood Impacts

- Reduce the impacts and/or visibility of parking, traffic, and noise.
- Coordinate area-wide planning and development efforts.
- Make new development architecturally compatible with the surrounding communities.
- Integrate new development on the Site architecturally and structurally with the historic structure.
- Encourage redevelopment or rehabilitation of existing vacant or unoccupied housing sites within the neighborhoods simultaneous with new development on the Site.
- Improve transportation options for the neighborhood in conjunction with any improvements to the Site, where feasible.

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Make It Feasible

- Maximize, to the extent possible, revenue-producing opportunities on both private and non-profit components of the Site development.
- Partner with private, not-for-profit, and other public sector investors to obtain resources to achieve community goals for the Site.
- Develop a mix of preferred uses including open space, housing, and neighborhood serving retail.

Be Responsive to Community Needs & Concerns

- Develop amenities or a site program that would be attractive to and accessible by a diverse population of residents and others.